

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, February 12, 2014

Time: 6:00 p.m.

Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

The following items will be heard by the City of Warwick Planning Board and a vote will be taken:

Review and approval of the December 2013 meeting minutes.

Public Informational Meeting

Major Land Development/Subdivision

Post Road, Lincoln Avenue, Maryland Avenue
Cumberland Farms

Applicant: First Hartford Realty Corporation

Property Owner: Post Road Car Wash, Inc., Michael Kelly
Location: Post Road, Lincoln Avenue and Maryland Avenue
Assessor's Plat: 310
Assessor's Lots: 286, 287 and 442
Zoning District: AL 286, General Business (GB) and Residential A-7
AL 287, General Business (GB)
AL 442, General Business (GB)
Proposed Zoning: General Business (GB)
Land Area: 1.04 acres
Number of existing lots: 3
Number of proposed lots: 1
Engineer: Garofalo and Associates, Inc.
Ward: 3

Background

The Applicant is requesting Master Plan Approval of a Major Land Development Project/ Subdivision for the construction of a one story, 4,513 square foot convenience store and a canopy with six (6) fueling pumps. The Applicant is also requesting a zone change for a portion of the parcel, from Residential A-7 to General Business to eliminate the split zoning condition, and a Special Use permit for Use Code 421. Gas station (no repairs), with a convenience store, with relief for less than required parking.

The proposed development is sited on three Assessor's lots, with a combined area of 45,332 square feet. The site is located on Post Road, Lincoln Avenue and Maryland Avenue and was formerly used as a car wash, but is currently vacant. In addition to the building and fuel pumps, site improvements will include new parking and landscape areas. Landscape buffers have been included to buffer adjacent residential uses.

Access to the site will be provided from three proposed site driveways, one right in/right out only driveway along Post Road (Route 1), one full access driveway along Lincoln Avenue, and one full access driveway along Maryland Avenue. The intersection of Post Road and Lincoln Avenue is a signalized intersection.

The proposal is projected to create 12 to 14 new full and part time jobs and generate tax revenue for the City of \$28,000 per year.

The proposed use is a supporting service/retail use located within the regional transportation network, with the following regional connectivity assets in the immediate vicinity, Interstates 95 and 295 and Route 37. This parcel is also in close proximity to TF Green Airport, the Interlink and the City Centre Warwick (CCD), with a Master Plan for development that is supported by accommodating zoning. The CCD capitalizes on multimodal, transit oriented development to create a new public destination and center of economic activity.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1. Generally consistent with the Comprehensive Community Plan and, and consistent with the principles as proposed in the current Comprehensive Plan update, which finds that land development in the future will increasingly involve redevelopment of previously used sites. Over 60 percent of Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is “very important.”

2. That the subject property fronts to the west on Post Road (US Route 1), to the south on Maryland Avenue, and to the north on Lincoln Avenue, and is identified as Assessor’s Plat: 310; Assessor’s Lots: 286, 287, and 442. Lots 287 and 442 are zoned General Business; lot 286 is a split zone, with a combination of General Business and Residential A-7 zoning.

3. Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring City Council approval for a zone change for a portion of the parcel, (Assessor’s Lot 286) from General Business and Residential A-7, to General Business, with a Special Use permit for Use Code 421, and relief for less than required

parking for the parcel.

4. That this site is in close proximity to the City Centre Warwick District, a 95 acre area with an approved Master Plan and companion zoning approved in 2012. This plan guides commercial and residential development in order to stimulate economic development in an area that capitalizes on the confluence of air, rail, and roadway access.

5. That a traffic report, prepared by McMahon Associates, and dated December 2013, concludes that “With the predominately pass-by nature of the proposed Cumberland Farms convenience store and gasoline station, the project will not result in a significant impact on the overall traffic operations of the study area roadways....due to the nature of the convenience market with gas station sites, patrons will seek out the most efficient routes for entering and exiting a site. Based on the analysis results presented in this report, the proposed development of Cumberland Farms is expected to have a minimal impact on the operations of the study area roadways.”

6. That the properties north and south of the subject parcel, and fronting on Post Road are general business uses.

7. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards

would be impracticable.

8. That the proposed development possesses adequate access to public water and sewer.

9. That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. That the Preliminary Plan shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994

2. That the parcel shall receive City Council approval for a zone change from General Business and Residential A-7, to General Business and Open Space, with a Special Use Permit for use code 421 and a waiver for less than required parking.

3. That prior to Final Approval, the Applicant shall merge Assessor's Plat 310; Assessor's Lots 286, 287 and 442 and record a subdivision, as per the City of Warwick's Development Review Regulations.

4. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate zero-net runoff from the proposed development. This plan shall be subject to approval by the City Engineer.

5. That all exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights and signs and from the movement of vehicles on site shall be shielded from the view of adjacent residential properties.

6. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED signage may be utilized for gas/fuel price information only. LED advertising message boards are prohibited.

7. That the Applicant shall install directional/traffic signage on the site at the Lincoln and Maryland Avenue egress points, to discourage cut through traffic in the abutting neighborhoods.

8. That all two way travel lanes shall have a minimum of 24 feet of unobstructed width and an unobstructed vertical clearance of 13'6, and that all corners shall be negotiable by vehicles having an outer tire turning radius of 50' to allow for unimpeded access by fire apparatus.

9. That the Applicant shall work with the Administrative Officer to the Planning Board regarding the exterior elevations of the building and canopy in order to design a project that is compatible with and complimentary to, the abutting residential neighborhood.

10. That all necessary state permits, including but not limited to RIDEM and RIDOT Physical Alteration Permit, shall be obtained prior to submission to the Planning Board for Preliminary Plan approval; the Project Engineer shall meet with City Engineering staff to review the proposed drainage system, prior to any submittals to RIDEM or RIDOT.

11. That the Preliminary submittal shall include a Landscape Plan, prepared by a registered Rhode Island Landscape Architect. The Landscape Architect shall contact the Planning Department prior to beginning the design process. Said plan shall be subject to approval by the City Landscape Project Coordinator and provide, at a minimum, hardscape along Post Road and substantial landscape screening for area residential properties, as per Warwick Zoning Ordinance, Section 505.1C.

12. That the following information shall be included on the

Preliminary Plan submittal

- a. Confirm bearing indicated on the ALTA/ACSM Plan of Land, Sheet CFG 2.0**
- b. Coordinate Legend with “call-outs’ on the site plan.**
- c. Remove Note 4 on Sheet CFG 2.0, as situation does not seem to be present.**
- d. Add a note indicating that all RI Highway Bounds and permanent survey markers shall be protected during construction.**

13. That a backflow and cleanout shall be required outside the building; a clean out manhole shall be set as close to the building as possible. The location shall be approved by the Warwick Sewer Authority.

14. That the Project Engineer shall meet with the Warwick Division of Water to discuss new water service and coordinate all proposed work.

15. That the Project Engineer shall coordinate with the Warwick Sewer Authority to install the proposed sewer tie-in, as depicted on the Site Utility Plan, submit projected flows to the Warwick Sewer Authority, and comply with all industrial pretreatment requirements. This project shall be subject to Warwick Sewer Authority Inspection Fees.

Request for a Zone Change

Recommendation

Applicant: First Hartford Realty Corporation

Property Owner: Post Road Car Wash, Inc., Michael Kelly

Location: 1556. 1558 and 1560 Post Road

Assessor's Plat: 310

Assessor's Lots: 286, 287 and 442

Total area: 1.04 acres

Zoning District: General Business (GB) and Residential A-7

Proposed Zoning: General Business (GB), with a Special Use Permit authorizing Use Code 421, Gas station (no repairs), with a convenience store, with a waiver for less than required parking.

Background

The Applicant is requesting a zone change recommendation for the parcel, consisting of three Assessor's Lots 286, 287 and 442. Lots 287 and 442 are currently zoned General Business, and Lot 286 is a combination of General Business and Residential A7. The proposal includes merging these three lots to create one parcel for the development of a 4,513 square foot convenience store and six (6) fuel pumps and to zone the entirety of the parcel to General Business, with a Special Use Permit authorizing Use Code 421, with a waiver for less than required parking.

PARKING REQUIREMENTS

Description Required Proposed

Convenience Store with fuel pumps 25 spaces 23* spaces *Standard, 10 spaces

Accessible, 1 space

At pumps, 12 spaces

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1. That the subject property fronts to the west on Post Road (US Route 1), to the south on Maryland Avenue, and to the north on Lincoln Avenue, and is identified as Assessor’s Plat: 310; Assessor’s Lots: 286, 287, and 442; lots 287 and 442 are zoned General Business, lot 286 is a split zone, with a combination of General Business and Residential A-7 zoning.

2. Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring City Council approval for a zone change for a portion of the parcel, (Assessor’s Lot 286) from General Business and Residential A-7, to General Business, with a

Special Use permit for Use Code 421, and relief for less than required parking for the parcel.

3. That the properties north and south of the subject parcel, and fronting on Post Road are general business uses.

4. That the proposal was reviewed by the following City Departments and Commissions: Public Works, Building, Water, Sewer, Tax Collection, Fire, Warwick Land Trust, Conservation Commission and Historic District Commission, all expressing no comments or concerns.

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, and the principles of the Comprehensive Plan update, including the Goals and Policies Statement and the Implementation Program, the Land Use Element, and the Economic Development element, including, but not limited to,

- Promote an economic climate which increases quality job opportunities and over economic well being of each municipality and the state.**

- Assist in forming an economic base capable of providing a desirable standard of living creating job opportunities, and fulfilling reasonable government tax needs.**

- To make efficient use of available land and proper reuse and expansion of existing land uses.
- Provide sites suitable for various commercial and industrial activities in relation to projected needs within Warwick's land use planning program.
- Foster commercial development that is balanced, well integrated and provides a benefit to the community.
- Maximize employment opportunities for Warwick residents including: disadvantaged minority groups, the unemployed and under-employed.
- Encourage commercial and industrial development in Warwick that emphasizes business retention and expansion.

The Planning Department also finds this proposal to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate

to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

A.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.

E.) The availability and capacity of existing and planned public and/or private services and facilities.

F.) The need to shape and balance urban and suburban development.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change for the parcel from General Business and Residential A-7 to General Business, authorizing the gas station/convenience store use, with a waiver for less than required parking, with the following stipulations:

1. That prior to Final Approval, the Applicant shall merge Assessor's Plat 310; Assessor's Lots 286, 287, 442 and record a subdivision, as per the City of Warwick's Development Review Regulations.

2. That all exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights and signs and from the movement of vehicles on site shall be shielded from the view of adjacent residential properties.

3. That the Applicant shall install signage on the site at the Lincoln Avenue and Maryland Avenue egress points to discourage cut through traffic in the neighborhoods.

4. That the Applicant shall provide substantial landscape screening to the north, south and west of the parcel as a buffer to the abutting residential uses. A landscape plan shall be prepared by a Rhode Island Registered Landscape Architect and approved by the City of Warwick Landscape Project Coordinator.

Actions by the Administrative Officer

Administrative Subdivision

Name	Assessor's Plat:	Assessor's Lot/s
Charlestown Plat	358	208 & 209
RePlat of the MacFarlane Plat	359	35 & 37
RePlat of Arnolds Neck Plat	365	145 & 146

Other Business

Annual Election of Officers

Any party, person (s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000, extension 6289.